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NEW BRIGGS FOLD, EGERTON, BL7 9UL



- Two bedroom semi detached
- Internal lift from garage to lounge
- Bungalow style accommodation
- Cul de sac, Egerton village, lovely views
- Generous lounge/diner, integrated kitchen
- Two bedrooms & shower room
- Gardens to front & rear. No upward chain
- Potential to extend STPP.



Offers in the Region Of £230,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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A two bedroom semi detached property set on a cul-de-sac in the picture village of Egerton to the north of Bolton, close to the West Pennine Moors and some beautiful countryside. Popular schools (Walmsley, Egerton, St John's and Turton High School) are within easy reach, as are wonderful restaurants (Cibo, Ciao Baby, Retreat) sporting facilities (Delph Sailing Club, The Last Drop Village, Dunscair Golf Club, Turton Golf Club etc and superb travel links via both road (A666) and railway via Bromley Cross train station which directly serves; Manchester, Salford, Bolton and Blackburn. All of the principle accommodation is on one level so there are some similarities to a bungalow though the integral garage is below, importantly, there is an internal elevator which travels from the garage to the lounge/diner.

The accommodation on our for briefly comprises: reception hallway, generous L shaped lounge diner which enjoys the lovely view views to the front, fitted kitchen with integrated appliances, side entrance porch, internal hallway with built-in storage space, generous master bedroom complete with fitted furniture,, second bedroom and three-piece shower room suite. There is an integral garage of which the rear section has been partitioned off to create a separate room and access point for the internal lift, the garage is served by a driveway providing private off-road parking space, the front garden has been finished in Astroturf for easy maintenance, and the rear garden is over three levels with fencing to 3 sides. The property benefits from uPVC double glazing, a modern style gas combination central heating boiler and importantly is offered for sale with early vacant possession and no further upward chain delay. It's worth noting that neighbouring properties have extended and there may well be potential to do the same subject to any appropriate planning permission permissions or regulations. This is a wonderful home already and there is superb potential as well. In the first instance there is a walk-through viewing video available to watch, and then a personal viewing appointment can be arranged by calling: Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hall: 5' 1" x 4' 3" (1.542m x 1.308m) New uPVC entrance door, uPVC window, timber flooring, wood panelling to the wall and the ceiling.

Open plan lounge diner: 20' 0" x 18' 6" (6.097m x 5.645m) Measured at maximum pints. There are 2 uPVC windows to the front which enjoy the far reaching views, two radiators, and the internal left which travels from the living room into the garage is accessible from this room, fitted blinds, living flame gas fire.

Kitchen: 10' 0" x 7' 11" (3.045m x 2.405m) A fitted kitchen was an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, integrated washing machine, oven/grill, fridge/freezer, stainless steel sink and drainer with mixer tap over, ceramic wall and floor tiling, spot lighting, the kitchen opens up into the side porch which contains the Ideal Logic Combi C24 gas combination central heating boiler, and uPVC entrance door.

Internal hallway: 5' 1" x 3' 6" (1.545m x 1.070m) Built-in storage space, loft access point.

Bedroom 1: 14' 8" x 9' 3" (4.477m x 2.817m) The master bedroom enjoys a super range of professionally fitted bedroom furniture finished in a walnut style with contrasting Chrome type handles, a super range of wardrobes/storage space, drawers, bedside drawers, display shelving and bridging cabinets, uPVC window overlooking the rear garden, radiator.

Bedroom 2: 10' 0" x 9' 3" (3.058m x 2.829m) uPVC window overlooking the rear garden, radiator.

Shower room: Modern white shower room suite comprising: pedestal wash hand basin, dual flush WC and shower area with side glass shower panel, ceramic wall and floor tiling, uPVC window, radiator.

Overall approximate plot size: The overall approximate plot size extends to around 0.06 acre

Garden: The rear garden is in a tiered style with a lawn section and patio space with fencing to 3 sides. The front garden has been finished in Astroturf for easy maintenance .

Garage: There is an integral garage with electric vehicle access door to the front, the garage is served by a private driveway providing off-road car parking space. Within the garage there is a section of room to the rear of 3.011X 1.031 which provides the elevator access point, the internal elevator travels up to the living room, meaning the steps to the front door can be avoid if so required.

Chain details: The property is sold with early vacant possession and no further upward chain delay.

Bolton council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is C, which is at an approximate annual price of around £2,015

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having "no" risk of flooding.

Tenure: Cardwells Estate Agents Bolton are advised by our clients that the freehold was purchased some years ago and this will be included in the sale - Freehold title number GM648399.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

